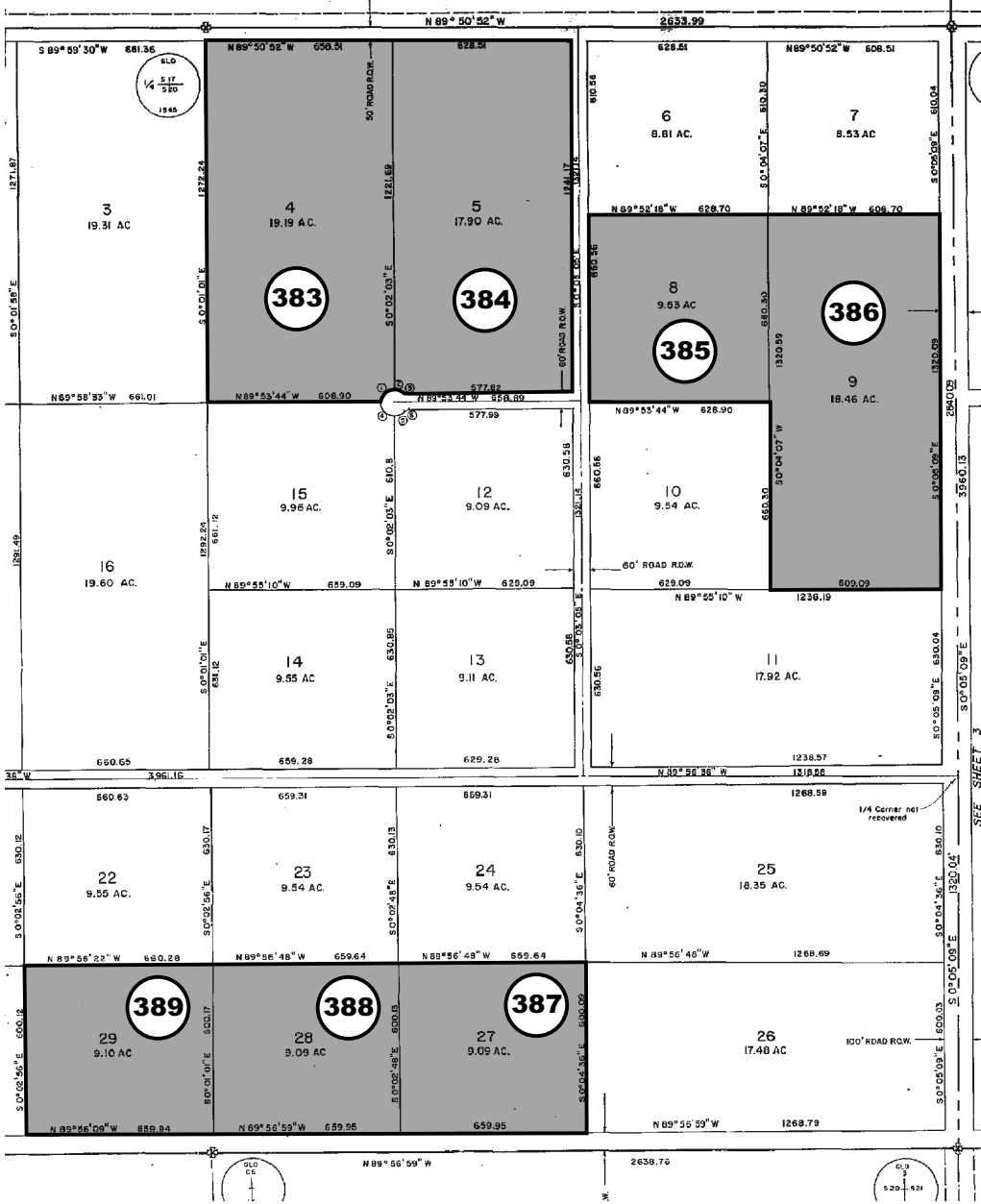
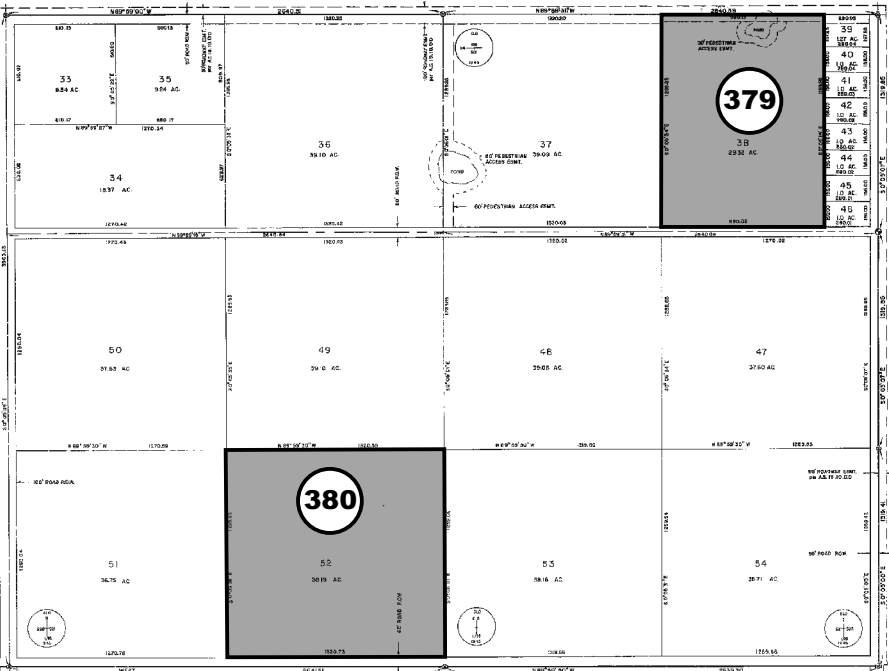


Map 21 - Glennallen OTE ASLS 79-36 and 79-37

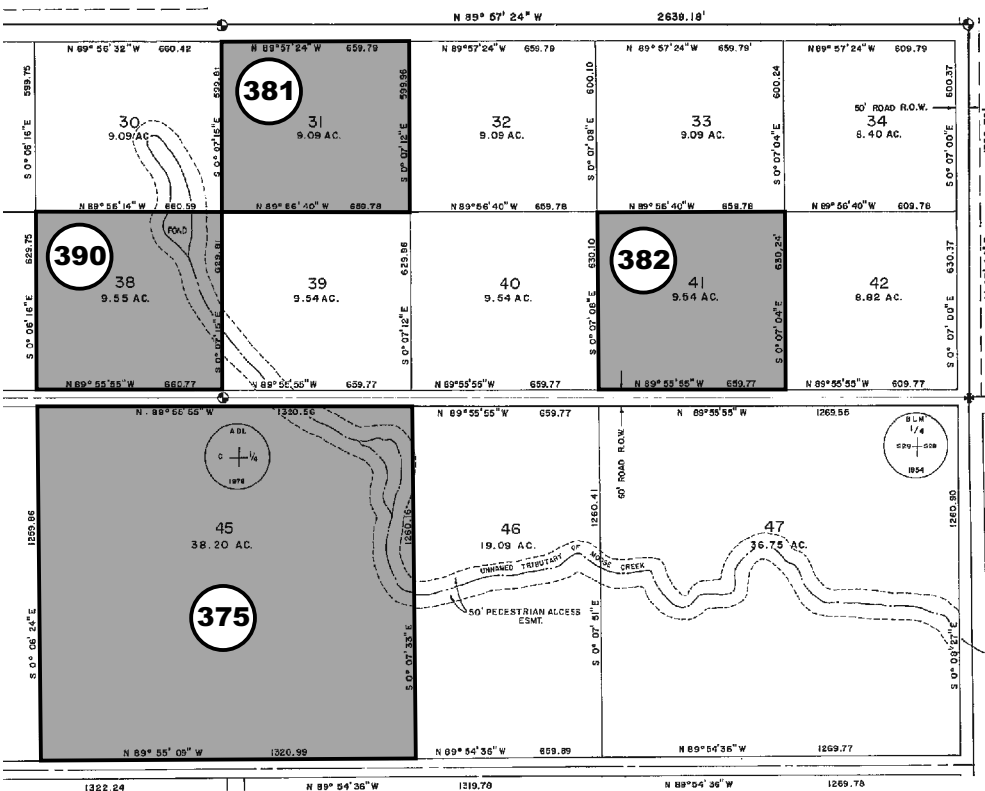
ASLS 79-36 Sec. 20



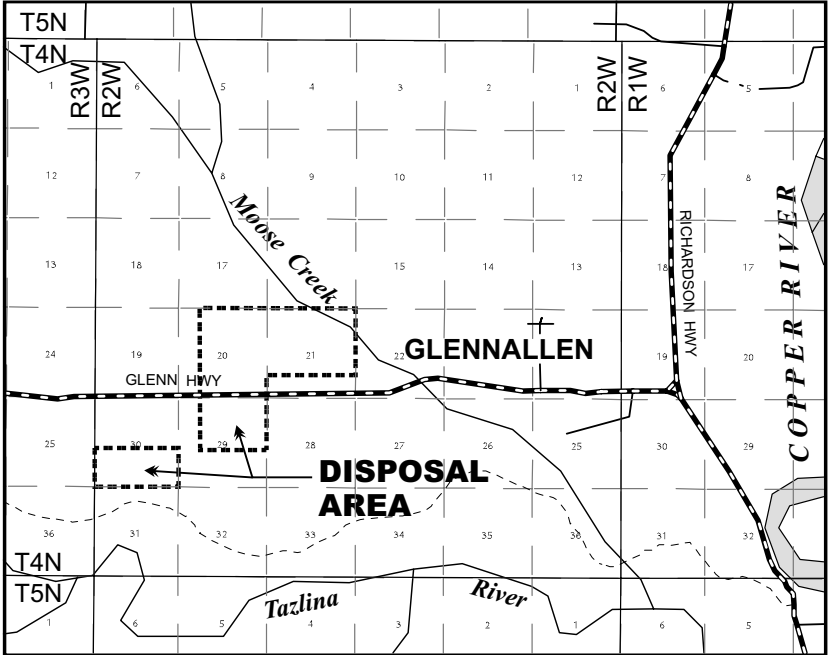
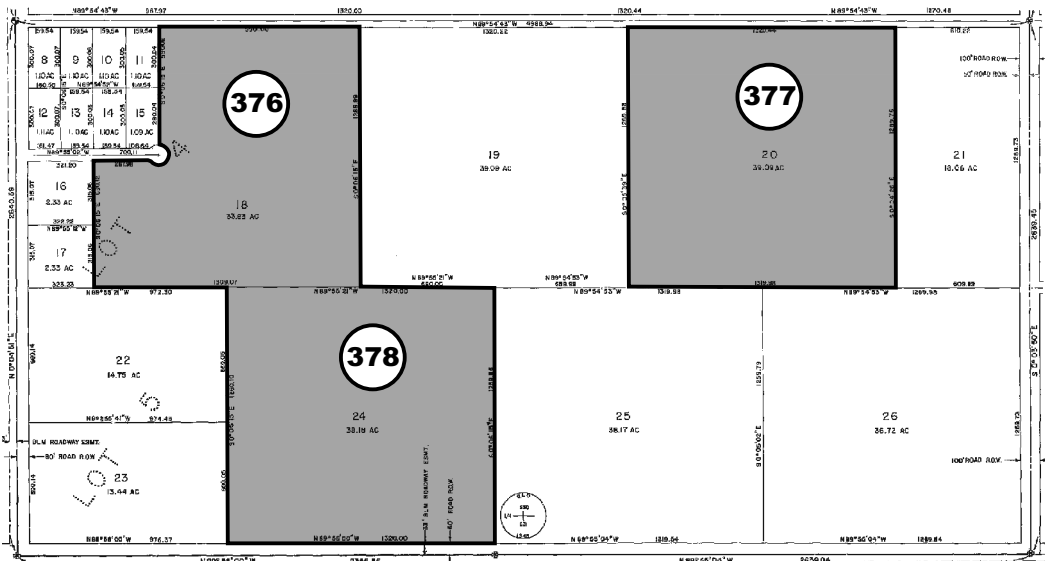
ASLS 79-36 Sec. 21



ASLS 79-37 Sec. 29



ASLS 79-37 Sec. 30



USGS Quad Gulkana A-3, A-4, Alaska

Vicinity Map

Township 4 North, Range 2 West,  
Sec. 20, 21, 29, 30  
Copper River Meridian, Alaska

Location	Located near Glennallen at about mile 183 on the Glenn Highway east of Anchorage and approximately 5.5 miles west of the intersection with the Richardson Highway.
Topo Map	USGS Quad Gulkana A-4
Access	Access is from the Glenn Highway using existing roads and trails or along platted easements and other dedicated rights-of-way.
Terrain	Area is on a plateau at about 1,400 to 1,500 foot elevation. Generally flat lying terrain cut by river valleys.
Soils	Soils are fair but include discontinuous permafrost zones associated with pothole lakes, black spruce stands, and muskeg.
Vegetation	The area is generally well forested with black spruce, willow and aspen. Some locations are comprised of black spruce and muskeg overlying a fairly level permafrost base. Some areas may have standing water and potholes.
Water Front	A small pond is partially located within ASLS 79-37 Lot 38 and a tributary of Moose Creek runs through the northeast portion of this same Lot and Lot 45. Another small pond is partially located within ASLS 79-37 Lot 45, as well as ASLS 79-36 lot 38.
View	Individual lots may have a view of the Wrangell Mountains.
Climate	Temperatures average -16 to -35 degrees F in winter to 42 to 68 degrees F in summer, with extremes between -65 and 91 degrees F. Annual precipitation is 11 inches including 39 inches of snow.
Water Source	Low yields, permafrost, mineralized "hard" water, and saline water may affect water availability and quality. Potable water may be a problem to locate. Water may have to be hauled. Natural gas has been encountered in well drilling, requiring flaring.
Water/Sewage Disposal	No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with the requirements, standards, and recommendations of the Alaska Dept. of Environmental Conservation.
Utilities	Unknown
Restrictions	Subject to platted easements and reservations, see ASLS 79-37 and 79-36. ASLS 79-36 lot 38 and ASLS 79-37 lots 38 and 45 are subject to a 50-foot pedestrian access easement surrounding ponds and a tributary of Moose Creek. Parcels may contain wetlands and may require Army Corps of Engineers permits prior to placement of fill material.
Municipal Authority	None
Homeowners Assoc.	None
Other	Located within the Copper River Basin Area Plan. NO LOT CORNERS WERE SET DURING THE SURVEY.

Parcel	ADL	MTRS	Survey	Lot/Tract	Acres	Minimum Bid
375	202058	C004N002W29	ASLS 79-37	45	38.200	\$16,000.00
376	203139	C004N002W30	ASLS 79-37	18	33.830	\$19,200.00
377	203141	C004N002W30	ASLS 79-37	20	39.090	\$16,400.00
378	203145	C004N002W30	ASLS 79-37	24	38.180	\$21,600.00
379	203150	C004N002W21	ASLS 79-36	38	29.320	\$15,700.00
380	203155	C004N002W21	ASLS 79-36	52	38.190	\$12,200.00
381	203264	C004N002W29	ASLS 79-37	31	9.090	\$5,200.00
382	203267	C004N002W29	ASLS 79-37	41	9.540	\$5,400.00
383	204740	C004N002W20	ASLS 79-36	4	19.190	\$8,100.00
384	204741	C004N002W20	ASLS 79-36	5	17.900	\$7,900.00
385	204742	C004N002W20	ASLS 79-36	8	9.530	\$5,400.00
386	204743	C004N002W20	ASLS 79-36	9	18.460	\$7,700.00
387	204750	C004N002W20	ASLS 79-36	27	9.090	\$5,200.00
388	204751	C004N002W20	ASLS 79-36	28	9.090	\$5,200.00
389	204752	C004N002W20	ASLS 79-36	29	9.100	\$5,200.00
390	204757	C004002W29	ASLS79-37	38	9.550	\$7,700.00

# Veteran's Land Discount

The Veteran's Land Discount described in this section cannot be applied to parcels acquired in the Veteran's Preference Sale. Per AS 38.05.940, eligible veterans may receive a **25 percent discount** on the purchase of state land. This Veteran's Land Discount may only be used **once** in an applicant's lifetime.

## Veteran's Discount Qualifications

To be eligible, a veteran must submit proof, acceptable to the department, that he/she:

1. Is 18 years of age or older at the date of sale;
2. **Has been a resident of the State of Alaska** for a period of not less than one year immediately preceding the date of sale (see Residency Requirement);
3. Has served on active duty in the U.S. armed forces for at least 90 days, unless tenure was shortened

due to a service-connected disability or due to receiving an early separation after a tour of duty overseas (use Form DD 214); and

4. Has received an honorable discharge, or general discharge under honorable conditions.

For the purposes of this program, armed forces are limited to the United States Army, Navy, Marines, Air Force, and Coast Guard. Service in state National Guard units, the Alaska Territorial Guard, as well as Army, Navy, Marine, and Air Force Reserve service may also be included, provided the applicant can document the accumulation of 90 days of active duty service. A Form DD 214, Report of Separation from Active Duty, or the equivalent, showing the character of the discharge and length of active duty must be submitted. Interested veterans are encouraged to request their Form DD 214 well in advance of the auction.

The Veteran's Land Discount may be applied only to acquisition of surface rights to the land. **It may not**

**be applied to survey and platting costs, or other costs reimbursable to the state.** These reimbursable costs will be subtracted from the purchase price before the discount is calculated. The reimbursable cost per acre or lot is listed in the table on page 7.

Successful bidders who qualify for the Veteran's Land Discount **must apply for the discount at the time of the award notification.** The amount of the discount will be deducted from the principal sum of the sales contract or from the purchase price if the purchase price is paid in full.

For a purchase to be made jointly with another, both purchasers must be eligible veterans. Under these circumstances, only one 25 percent discount will be given and both veterans will have exhausted their once-in-a-lifetime land discount.

*At right is an example of how a Veteran's Land Discount would be calculated for a 3.349-acre parcel with reimbursable costs of \$959 per acre; if the bid price were \$14,000.00:*

VETERAN'S DISCOUNT CALCULATION			
Per Acre Reimbursable Cost	\$	959.00	
"X" Parcel Size (Acres)	x	3.349	
Total Reimbursable Cost	\$	3,211.69	
Bid Price	\$	14,000.00	\$ 14,000.00
Less the Reimbursable Cost	\$	-3,211.69	
Amount eligible for discount	\$	10,788.31	
25% Veteran's Discount Rate	x	0.25	
Veteran's Discount	\$	2,697.08	\$ -2,697.08
<b>Discounted Purchase Price</b> (Bid Price Less Discount)			<b>\$ 11,302.92</b>
Less 5% bid deposit of the full purchase price ( <i>do not submit a bid deposit based upon the discounted purchase price</i> )			\$ -700.00
<b>Balance Due</b>			<b>\$ 10,602.92</b>

### Reimbursable Costs for Calculating Veteran's Discount

Project Name	Project description	Cost/Acre
Alexander Creek West Subd.	ASLS 79-209	\$225.00/Acre
Amber Lake North Subd.	ASLS 80-152	\$293.00/Acre
Anderson (Sec. 17)	ASLS 79-023	\$54.00/Acre
Anderson (Sec. 18)	ASLS 79-024	\$54.00/Acre
Anderson (Sec. 19)	ASLS 79-025	\$54.00/Acre
Anderson (Sec. 20)	ASLS 79-026	\$54.00/Acre
Anderson (Sec. 28)	ASLS 79-027	\$54.00/Acre
Anderson (Sec. 29)	ASLS 79-028	\$54.00/Acre
Anderson (Sec. 30)	ASLS 79-029	\$54.00/Acre
Anderson (Sec. 31)	ASLS 79-030	\$54.00/Acre
Anderson (Sec. 32)	ASLS 79-031	\$54.00/Acre
Anderson (Sec. 33)	ASLS 79-032	\$54.00/Acre
Bald Mountain Subd.	ASLS 80-176	\$238.00/Acre
Bench Lake Subd.	ASLS 80-147	\$323.00/Acre
Berg Subd.	ASLS 82-181	\$531.00/Acre
Bruce Lake Subd.	ASLS 79-155	\$492.00/Acre
Canyon Lake Subd.	ASLS 80-139	\$274.00/Acre
Chase II Subd.	ASLS 79-149	\$236.00/Acre
Chena Hot Springs II Subd.	ASLS 80-138	\$260.00/Acre
Circle Subd.	ASLS 78-163 Replat A-J77-113 & I-5 77-161	\$71.00/Acre
Copper Center Subd.	ASLS 79-042	\$140.00/Acre
Deadman Lake Subd.	ASLS 81-040	\$268.00/Acre
Delta Ag Subd.	ASLS 78-93	\$41.00/Acre

Project Name	Project description	Cost/Acre
Denali View Subd.	ASLS 80-145	\$405.00/Acre
Eagle Subd.	ASLS 81-033	\$261.00/Acre
Frederick Point North Subd.	ASLS 83-031	\$698.00/Acre
Glennallen Area I	ASLS 79-144 Sec. 7, 17, 20, 29, 30, T4N, R1W, CRM	\$122.00/Acre
Glennallen Area II	ASLS 79-249 Sec. 24, T4N, R2W, CRM	\$122.00/Acre
Glennallen Area II	ASLS 79-250 Sec. 22, T4N, R2W, CRM	\$122.00/Acre
Glennallen Area II	ASLS 79-251 Sec. 26, 27, T4N, R2W, CRM	\$122.00/Acre
Goldstreak Subd.	ASLS 79-156	\$492.00/Acre
Greensward Subd.	ASLS 79-154	\$492.00/Acre
High Mountain Lakes Addn. Subd.	ASLS 81-194	\$426.00/Acre
High Mountain Lakes Subd.	ASLS 80-154	\$273.00/Acre
Indian River Subd.	ASLS 80-131	\$229.00/Acre
John Lake Subd.	ASLS 82-190	\$458.00/Acre
Lake Louise Small Lots	Various US Surveys On Lake Louise	N/A
Lynx Lake Aliquot Part	Sec. 9, 16, 21, T18N R4W, SM	\$63.00/Acre
Rabideux Ag.	Sec. 9, 15, 16, 21, 22, 27, 28, 34, T25N, R5W, SM	\$46.00/Acre
Shelter Island Subd.	ASLS 80-170	\$460.00/Acre
Southwind	Sec. 10-3, 9-17, 20-29, T8S, R8W, FM	\$18.00/Acre
Talkeetna Foothills Subd.	Sec. 1-5, 8-12, 16, 20, 21, 28, 29, 32, T25N, R3W, SM	\$18.00/Acre
Tenakee Springs Subd.	ASLS 81-216	\$1285.00/Acre
Tok (Sec. 23, T18N, R12E, CRM)	ASLS 79-019	\$4.00/Lot
Whale Passage Addition #2	ASLS 00-26	\$350.00/Acre
Whale Passage Addition #3	ASLS 00-25	\$350.00/Acre